

**TRANSFER
TAX
PAID**

Doc # 2004013806
Book 7946 Page 0220

QUITCLAIM DEED WITH COVENANT

34-12

KENNEBEC VALLEY COMMUNITY ACTION PROGRAM, a private, non-profit corporation, with a place of business in the City of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **BRIAN T. CLARK** of the Town of Winthrop, County of Kennebec and State of Maine, with quitclaim covenant, a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

West by the easterly boundary of land now or formerly of Peter Rancourt and Sheila Rancourt; north by the south boundary of Grove Street; east by the west boundary of land now owned by the City of Waterville; south by the north boundary of land of Rita Huard.

Meaning and intending to convey a lot forty (40) feet by seventy-four (74) feet, more or less, with the buildings thereon.

Also included in the conveyance of the above-described property is the easement conveyed by Peter and Sheila A. Rancourt to Richard S. Stiles by deed dated October 27, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5776, Page 143, more particularly set forth as follows: an easement from abutting property located at 8 Grove Street (conveyed to Peter and Sheila A. Rancourt by deed from Evelyn Mae Belliveau dated April 1, 1988, and recorded in Kennebec Registry of Deeds in Book 3326, Page 264) sufficient to build and maintain a fire escape on the west side of the building presently located on the premises adequate to serve each floor, including the third floor, of said structure, regardless of whether the fire escape shall cross the boundary between the premises and the property retained by Peter and Sheila A. Rancourt at 8 Grove Street. This easement shall terminate when the current building on the premises is completely replaced or removed.

Meaning and intending to describe the same premises conveyed by quitclaim deed from Skowhegan Savings Bank to Kennebec Valley Community Action Program dated November 7, 2002, recorded in Kennebec County Registry of Deeds in Book 7182, Page 191, and re-recorded on December 17, 2002, in Book 7194, Page 184.

IN WITNESS WHEREOF, Kennebec Valley Community Action Program has caused this instrument to be signed and sealed in its corporate name by Mark K. Johnston, Director of Finance & Administration, thereunto duly authorized, this 13th day of May 2004.

**KENNEBEC VALLEY COMMUNITY
ACTION PROGRAM**

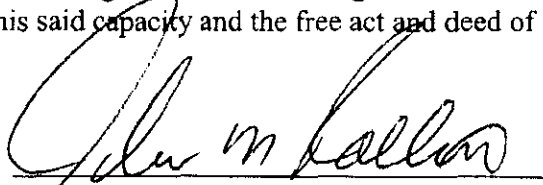
By Mark K. Johnston
Mark K. Johnston
Its Director of Finance & Administration

STATE OF MAINE
COUNTY OF KENNEBEC

34-12
May 13, 2004

Then personally appeared the above-named Mark K. Johnston, Director of Finance & Administration of Kennebec Valley Community Action Program and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Notary Public -- Attorney At Law

Printed Name:

Commission Expires:

Received Kennebec SS.
05/18/2004 10:32AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS